

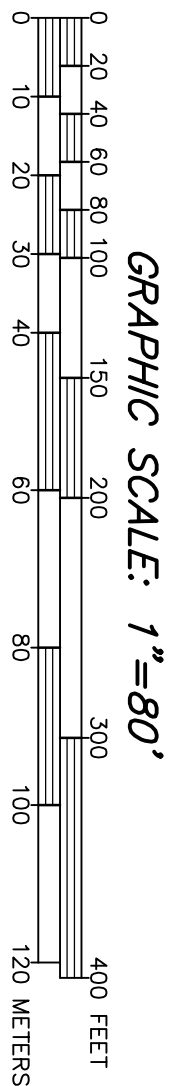
ZONED: RESIDENCE R-4  
AREA = 43,560 sf  
FRONTAGE = 100 feet  
WIDTH = 100 feet from street to setback line  
WIDTH = 80 feet from street line to building  
WIDTH = 100 feet through building.  
SETBACKS: FRONT = 30 feet  
on ways less than 40 feet wide.  
SIDE = 30 feet  
REAR = 30 feet

100% LOT AREA UPLAND  
70% OF REQUIRED UPLAND AREA MUST BE OF MODERATE SLOPE  
100% OF THE REQUIRED LOT AREA MUST BE OF MODERATE SLOPE  
70% OF THE MODERATE SLOPE AREA MUST BE OF MODERATE SLOPE (30,492 S.F.)  
AND BE WHERE THE PRINCIPAL STRUCTURE IS SITED.

LOT AREA TABLE			
LOT NUMBER	AREA	CONTIGUOUS MODERATE SLOPE AREA	TOTAL MODERATE SLOPE AREA UPLAND*
LOT 1	54,120 S.F.	34,286 S.F.	43,717 S.F.
LOT 2	46,514 S.F.	44,927 S.F.	44,927 S.F.
LOT 3	45,464 S.F.	45,464 S.F.	45,464 S.F.
LOT 4	63,708 S.F.	63,708 S.F.	63,708 S.F.
LOT 5	82,257 S.F.	82,257 S.F.	82,257 S.F.
LOT 6	102,290 S.F.	102,290 S.F.	102,290 S.F.
LOT 7	80,304 S.F.	80,304 S.F.	80,304 S.F.
LOT 8	96,562 S.F.	96,562 S.F.	96,562 S.F.

\*UPLAND IS LOT AREA EXCLUSIVE OF WETLANDS

- = DENOTES SLOPES GREATER THAN (20%) OVER A HORIZONTAL DISTANCE OF 100 FEET MEASURED PERPENDICULAR TO THE CONTOUR LINES.
- = DENOTES SLOPES 20% AND GREATER.



CONNORSTONE  
CONSULTING CIVIL ENGINEERS  
AND  
LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532

CONSTRUCTION NOTES:

- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE NOT TO BE CONSIDERED AS GUARANTEED. ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY. ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY. ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS FRAMINGHAM DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, WHICHEVER IS MORE STRINGENT.
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPLICABLE HIGHWAY & UTILITY DEPARTMENTS WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- ALL SIGN SIGNS AND MATERIAL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES\* (MUTCD) 1 AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
- ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (321 CMR 1-47).
- ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.
- RETAINING WALLS HAVE BEEN SHOWN FOR LAYOUT AND COORDINATION. STRUCTURAL DESIGN SHALL BE PROVIDED BY OTHERS PRIOR TO CONSTRUCTION.

CONSTRUCTION PROCEDURE

IT IS ASSUMED THAT UNDER NORMAL CONDITIONS WORK WILL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE. ANY SCHEDULE MODIFICATIONS MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OR THEIR DESIGNATE.

- HOURS OF OPERATION: MON-SAT, 7:00 - 5:00
- SITE PREPARATION:
  - INSTALL PERIMETER EROSION CONTROLS
  - ROUGH GRADE ENTRANCE OFF NIXON ROAD AND INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE
  - REMOVE EXISTING BUILDINGS AND STRUCTURES
  - INSTALL TEMPORARY SEDIMENT BASIN INCLUDING OUTLET STRUCTURE AND DIVERSION BERM/SWALES
  - PREPARE STOCKPILE AREAS
- EACH OF THE FOLLOWING STEPS MUST BE APPROVED BY THE PUBLIC WORKS INSPECTOR ON THE JOB.
  - CLEARING AND CLEANING: INCLUDING EXCAVATING OR STRIPPING POOR MATERIAL
  - PREPARATION OF SUB-BASE INCLUDING NECESSARY CUTS AND FILLS
  - INSTALLATION OF OTHER UNDERGROUND UTILITIES
  - INSTALL FINE CISTERNE, WELL, SUCTON LINE, AND HYDRANT
  - APPLICATION OF MATERIAL SUB-BASE
  - APPLICATION OF GRAVEL IN OR ABOVE SUB-BASE (FOR ROADWAY AND CISTERN ACCESS DRIVEWAY)
  - COMPACTION TESTING
  - CERTIFICATION OF GRAVEL GRADES BY PROFESSIONAL ENGINEER OR SURVEYOR
  - APPLICATION OF GRAVEL IN SIDEWALKS
  - INSTALLATION OF GRANITE CURBING
  - REMOVAL OR APPLICATION OF MATERIAL FOR SLOPES
  - APPLICATION OF BITUMINOUS CONCRETE BASE AND TOP COURSES FOR SIDEWALKS AND APPONS OF BITUMINOUS CONCRETE TOP COURSES FOR ROADWAY AND RESTORATION OF THE PUBLIC WAY PER DEPARTMENT OF PUBLIC WORKS REQUIREMENTS
  - APPLICATION OF LOAM FOR LAWNS AND SLOPES
  - INSTALLATION OF STONE BOUNDS AND LOT CORNER POINTS
  - INSTALLATION OF STREET LIGHTS
- CONSTRUCTION ACCESS ROUTE WILL BE NIXON ROAD.

OWNER  
NEXUM DEVELOPMENT CORP.  
6 CENTRAL STREET  
FRAMINGHAM, MA

APPLICANT, DEVELOPER & SUBDIVIDER  
PAUL CROFT  
23 MILL STREET  
NATICK, MA.

DEFINITIVE PLAN  
MODERATE SLOPE WORKSHEET  
FORD'S HILL ESTATES  
IN  
FRAMINGHAM, MA

DESIGNED BY: REM, GRC	
CHECKED BY: VC	
COMPUTED BY:	
FIELD SURVEY:	
DRAWN BY: REM	
SCALE: 1"=80'	
SHEET 4 OF 16.	
DATE: JULY 3, 2012	

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW,  
IS REQUIRED.  
FRAMINGHAM PLANNING BOARD

DATE: \_\_\_\_\_  
I, \_\_\_\_\_ CLERK OF THE TOWN OF FRAMINGHAM  
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD  
OF THIS PLAN ON \_\_\_\_\_ AND NO APPEAL WAS TAKEN  
FOR TWENTY (20) DAYS THEREAFTER.